

EXHIBIT B

CERTIFICATION OF CHARLES D. HOFFMAN

Charles D. Hoffman ("Plaintiff") declares, as to the claims asserted under the federal securities laws, that:

1. I have reviewed a copy of the complaint filed in each of the following actions: *Ciraulu v. American Realty Capital Properties, Inc. et al.*, No. 14 CV 8659 (S.D.N.Y.); *Priever v. American Realty Capital Properties, Inc. et al.*, No. 14 CV 8668 (S.D.N.Y.); *Rubenstein v. American Realty Capital Properties, Inc. et al.*, No. 14 CV 8669 (S.D.N.Y.); *Patton v. American Realty Capital Properties, Inc. et al.* No. 14 CV 8671 (S.D.N.Y.); and *Edwards v. American Realty Capital Properties, Inc. et al.*, No. 14 CV 8721 (S.D.N.Y.). I have authorized Abraham, Fruchter & Twersky, LLP to file another similar complaint or to move for my appointment as a lead plaintiff in these related actions.
2. I did not purchase securities of American Realty Capital Properties, Inc. ("American Realty" or the "Company") at the direction of my counsel or in order to participate in any private action arising under the federal securities laws.
3. I am willing to serve as a representative party on behalf of a class, including providing testimony at deposition and trial, if necessary.
4. My transactions in American Realty securities during the proposed class period of between May 8, 2014 and October 28, 2014, inclusive, alleged in the *Priever* complaint are set forth in the pages attached hereto as Exhibit A. In addition, I did not own or trade in the Company's securities between May 6, 2013 (the start date for the class period in the *Rubenstein* complaint) and May 8, 2014 (the start date for the class period in the *Priever* complaint).
5. In the past three years, I have not served, nor sought to serve, as a representative party on behalf of a class in an action filed under the federal securities laws.
6. I will not accept payment for serving as a representative party on behalf of a class

beyond my *pro rata* share of any recovery, except such reasonable costs and expenses (including lost wages) directly relating to the representation of the Class as ordered or approved by the Court.

I declare under penalty of perjury that the foregoing is true and correct. Executed this 15 day of December, 2014.

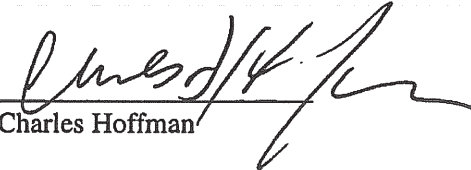

Charles Hoffman

EXHIBIT A

CLASS PERIOD TRANSACTIONS IN AMERICAN REALTY SECURITIES

Date	Action	Symbol	Quantity	Price (\$)
09/09/2014	BOUGHT	ARCP	3000	13.15
09/09/2014	BOUGHT	ARCP	7700	13.15
09/09/2014	BOUGHT	ARCP	9300	13.15
09/10/2014	BOUGHT	ARCP	1900	13.04
09/10/2014	BOUGHT	ARCP	1994	13.04
09/10/2014	BOUGHT	ARCP	2900	13.04
09/10/2014	BOUGHT	ARCP	5900	13.04
09/10/2014	BOUGHT	ARCP	7300	13.04
09/11/2014	BOUGHT	ARCP	1200	13.02
09/11/2014	BOUGHT	ARCP	8804	13.02
09/12/2014	BOUGHT	ARCP	6500	12.56
09/15/2014	BOUGHT	ARCP	7002	12.46
09/15/2014	BOUGHT	ARCP	7500	12.46
09/18/2014	BOUGHT	ARCP	100	12.45
09/18/2014	BOUGHT	ARCP	200	12.48
09/18/2014	BOUGHT	ARCP	1100	12.49
09/18/2014	BOUGHT	ARCP	3800	12.45
09/18/2014	BOUGHT	ARCP	5500	12.45
09/18/2014	BOUGHT	ARCP	7100	12.45
09/18/2014	BOUGHT	ARCP	7700	12.49
09/18/2014	BOUGHT	ARCP	8300	12.39
09/22/2014	SOLD	ARCP	-20500	12.44
09/22/2014	SOLD	ARCP	-2970	12.44
09/22/2014	SOLD	ARCP	-700	12.44
09/22/2014	SOLD	ARCP	-330	12.44
09/22/2014	SOLD	ARCP	-300	12.45
09/22/2014	BOUGHT	ARCP	800	12.32
09/22/2014	BOUGHT	ARCP	1630	12.32
09/22/2014	BOUGHT	ARCP	22570	12.32
09/24/2014	SOLD	ARCP	-2600	12.23
09/24/2014	SOLD	ARCP	-400	12.24
09/24/2014	BOUGHT	ARCP	5900	12.12
09/24/2014	BOUGHT	ARCP	7100	12.12
09/30/2014	BOUGHT	ARCP	100	12.09
09/30/2014	BOUGHT	ARCP	100	12.09
09/30/2014	BOUGHT	ARCP	100	12.08
09/30/2014	BOUGHT	ARCP	2200	12.09
09/30/2014	BOUGHT	ARCP	7500	12.09
10/07/2014	BOUGHT	ARCP	6900	11.85
10/14/2014	BOUGHT	ARCP	1800	11.69
10/14/2014	BOUGHT	ARCP	4500	11.68
10/14/2014	BOUGHT	ARCP	6200	11.69
10/24/2014	SOLD	ARCP	-14700	12.35
10/24/2014	SOLD	ARCP	-3000	12.35
10/24/2014	SOLD	ARCP	-3000	12.35
10/24/2014	SOLD	ARCP	-2900	12.35
10/24/2014	SOLD	ARCP	-800	12.35